



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

December 20, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
BOB HOPE PATRIOTIC HALL GENERAL REFURBISHMENT PROJECT
AWARD SUPPLEMENTAL AGREEMENT
SPECS. 6801; CAPITAL PROJECT NO. 88948
(FIRST DISTRICT) (3 VOTES)**

SUBJECT

The recommended action will delegate authority to the Director of Public Works, or her designee, to execute Supplemental Agreement 1 with Geocon West, Inc., to provide deputy inspection services, geotechnical, environmental, and materials testing during the construction of the Bob Hope Patriotic Hall General Refurbishment Project.

IT IS RECOMMENDED THAT YOUR BOARD:

Award and authorize the Director of Public Works, or her designee, to execute Supplemental Agreement 1 to contract PW 13465 with Geocon West, Inc., to provide additional deputy inspection services, geotechnical, environmental, and materials testing for a \$70,000 not-to-exceed fee funded by the Bob Hope Patriotic Hall General Refurbishment Project (Capital Project No. 88948) and to establish the effective date of the contract following your Board approval.

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

"To Enrich Lives Through Effective And Caring Service"

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PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended action will authorize the Department of Public Works (Public Works) to provide deputy inspection services, geotechnical, environmental, and materials testing in support of the Bob Hope Patriotic Hall General Refurbishment Project (Project).

In September 2009, your Board awarded a design-build contract to PCL Construction Services, Inc., to refurbish the historic Bob Hope Patriotic Hall. A contract to perform deputy inspection and materials testing was awarded to Geocon West, Inc. (Geocon) for a \$73,485 not-to-exceed fee under Public Works' delegated authority, based on the preliminary design documents.

Due to the age of the building, the final design required more fireproofing, fiberwrap reinforcement, structural steel, structural concrete, and other items than originally anticipated. These additional elements have increased the amount of deputy inspection and materials testing required on this Project to comply with construction codes. This supplemental agreement increases Geocon's original contract amount to allow for all required deputy inspection and related services to be completed. Substantial completion is anticipated by July 2012.

Green Building/Sustainable Design Program

In support of your Board's Sustainable Design Program, the proposed Project will incorporate all the necessary sustainable design features that would allow the County to apply for a U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) Silver Certification upon completion of the work. There will be savings due to a reduction in electricity as a result of the sustainable building elements, such as energy efficient light fixtures with timer controls in the design. The facility's heating, ventilation, and cooling system will utilize an energy management control system. The Project will use water-efficient fixtures in the restrooms, and exterior site landscaping areas will be constructed using drought tolerant planting.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) through fiscal responsibility. This goal is achieved by extending the life cycle of the Bob Hope Patriotic Hall through refurbishment and/or replacement of the building's mechanical, electrical, heating, cooling, ventilation, plumbing, fire suppression, and telecommunication systems.

FISCAL IMPACT/FINANCING

The recommended Supplemental Agreement 1 to Geocon is for a \$70,000 not-to-exceed fee. The additional elements, deputy inspections, and related services are all funded in the previously approved September 2009 Board letter. The total Board-approved project budget, including cost of the design, plans, specifications, construction, Civic Arts, and County services, is \$45,384,000. The project schedule and budget summary are attached and remain as approved by your Board in September 2009.

In November 2010, your Board approved the issuance of a long-term debt financing Lease Revenue Bonds, 2010 Series A and B. Proceeds are available in the bond trust account held by a third party financial institution to pay for Project expenditures.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard supplemental agreement, in the form previously approved by County Counsel, will be used. The existing consultant services agreement with Geocon includes the standard Board-directed clauses that provide for contract termination of services, renegotiation, hiring qualified displaced County employees, Greater Avenues for Independence (GAIN)/General Relief Opportunities for Work (GROW) Programs, Safely Surrendered Baby Law, Contractor Employee Jury Service Program, Defaulted Property Tax Reduction Program, and Child Support Compliance Program.

As required by your Board, the proposed Project includes 1 percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy adopted on December 7, 2004.

ENVIRONMENTAL DOCUMENTATION

On April 8, 2008, your Board found the Project categorically exempt under the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines, Section 15301 (a), (d), and (e), and the County of Los Angeles Environmental Procedures and Guidelines, Class 1, adopted by your Board on November 17, 1987.

The recommended action is fully within the scope of the previously approved project and the categorical exemption relating thereto.

CONTRACTING PROCESS

On January 31, 2011, a Request for Proposals (RFP) was issued to 43 firms for the Project and eight firms responded to the RFP. The proposals were evaluated by a panel of members from Public Works based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of work requirements. The evaluation was completed without regard to race, creed, color, or gender. Based on the review and evaluation of the proposals, Geocon was found to be best qualified to perform these services.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the Doing Business with Us website.

On April 11, 2011, Public Works awarded the contract to Geocon, for a \$73,485 not-to-exceed fee under its delegated authority. The recommended Supplemental Agreement 1 for a \$70,000 not-to-exceed fee will provide additional deputy inspection services, geotechnical, and materials testing during the refurbishment Project.

Geocon will provide the services outlined in the RFP within the rates quoted on the "2010 Schedule of Fees – PW" for the Project.

The agreement requires the consultant to pay its employees applicable prevailing wages in accordance with the California Labor Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services.

The Honorable Board of Supervisors
December 20, 2011
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CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Projects Division; and to the Department of Public Works, Project Management Division II.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF', followed by a horizontal line and a small flourish.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
DKM:AH:zu

Attachment

c: Executive Office, Board of Supervisors
Auditor-Controller
County Counsel
Internal Services
Military and Veterans Affairs
Public Works

December 20, 2011

ATTACHMENT

**DEPARTMENT OF PUBLIC WORKS:
BOB HOPE PATRIOTIC HALL GENERAL REFURBISHMENT PROJECT
CITY OF LOS ANGELES
AWARD SUPPLEMENTAL AGREEMENT
SPECS. 6801; CAPITAL PROJECT NO. 88948
(FIRST DISTRICT) (3 VOTES)**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Scoping Documents	12/24/08*
Design-Build Procurement Award Contract	09/08/09*
Design and Construction Design Completion Substantial Completion	06/27/11* 07/10/12
Project Acceptance	09/10/12

*Indicates completed activity.

II. PROJECT BUDGET SUMMARY

Budget Category	Total Project Budget
Land Acquisition	\$ 0
Construction	
Design-Build Contract (Including design completion allowance of \$1,400,000)	\$ 29,385,000
Change Order Contingency (25 percent)	\$ 7,000,000
Telecommunication Equipment – Affixed to Building	\$ 850,000
JOC Prior Investigation & Make Ready Work	\$ 150,000
Gordian Group	\$ 21,000
Civic Arts	\$ 304,000
Subtotal	\$ 37,710,000
Programming/Development	0
Plans and Specifications	
Architect/Engineering Services	\$ 1,292,000
Subtotal	\$ 1,292,000
Consultant Services	
Deputy Inspection	\$ 250,000
Site Planning	0
Hazardous Materials	\$ 200,000
Geotech/Soils Test	\$ 80,000
Material Testing	0
Cost Estimating	\$ 60,000
Project Scheduling	\$ 80,000
Constructability Review	0
Construction Management Support	\$ 300,000
Construction Administration	0
Environmental	\$ 300,000
Move Management	0
Equipment Planning	0
Legal	0
Contract/Change Order	0
Other	0
Subtotal	\$ 1,270,000
Miscellaneous Expenditures	
Office of Affirmative Action Compliance	\$ 38,000
Printing	\$ 20,000
Other	\$ 20,000
Subtotal	\$ 78,000

II. PROJECT BUDGET SUMMARY (continued)

Budget Category	Total Project Budget
Jurisdictional Review/Plan Check/Permit	\$ 320,000
County Services	
Code Compliance and Quality	
Control Inspections	\$ 555,000
Design Review	\$ 42,000
Design Services	\$ 17,000
Contract Administration	\$ 140,000
AED Support Services	\$ 31,000
Project Management	\$ 1,940,000
Project Management Support Services	0
Clerical Support	\$ 151,000
Document Control	\$ 470,000
ISD Crafts	\$ 145,000
DPW Job Order Contract Management	0
ISD ITS Communications	\$ 1,000,000
Project Security	0
Project Technical Support	\$ 124,000
Consultant Contract Recovery	\$ 51,000
County Counsel	0
Survey Division	\$ 38,000
Mapping and Property Management	\$ 10,000
Design Services	0
Subtotal	\$ 4,714,000
Total	\$ 45,384,000